

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for November 9, 2005 PLANNING COMMISSION MEETING

-REVISED REPORT-

PROJECT #: Preliminary Plat #05014
Hamann Meadows

PROPOSAL: A 68-lot residential development.

LOCATION: Northwest of the intersection of South 76th Street and Pioneers Blvd.

WAIVER REQUESTS:

1. Allow sanitary sewer to flow opposite street grades.
2. Street trees along Pioneers Blvd.
3. Allow a lot that does not abut a sanitary sewer line.
4. Allow a lot that does not abut a water line.
5. Allow non-perpendicular lot lines.
6. Allow a double frontage lot.

LAND AREA: Approximately 41.21 acres.

CONCLUSION: The lot layout on the revised site plan no longer requires the waivers to non-abutting utilities which staff opposed, but instead requires a waiver to allow double frontage. Staff supports granting the requested waivers, and with the modifications noted the conditions of approval, this request complies with the Land Subdivision Ordinance and the Comprehensive Plan.

RECOMMENDATION:	Conditional Approval
Waivers:	
1. Allow sanitary sewer to flow opposite street grades.	Approval
2. Street trees along Pioneers Blvd.	Conditional Approval
3. Allow a lot that does not abut a sanitary sewer line.	Not Applicable
4. Allow a lot that does not abut a water line.	Not Applicable
5. Allow non-perpendicular lot lines.	Approval
6. Allow a double frontage lot.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached ownership certificate.

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North:	Single-family Residential, Vacant	R-1, P
South:	Office, Commercial	R-3, O-3, B-2
East:	Residential, Vacant	R-3
West:	Antelope Creek	R-3

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The future land use map designates urban residential land use for this area.

Page F31 - This area is shown as Priority Area A of Tier 1 within of the City's Future Service Limit. Lands within Priority Area A should be provided with basic infrastructure within 12 years of adoption of the Plan.

Page F59 - The Greenprint Challenge - Pursue Greenways connecting urban and rural areas. Such corridors should follow stream courses (particularly along floodplains) and connect valuable resource areas (such as the Salt Valley Lakes, points with special vistas or views, prairie grasslands, cultural and historic sites, and the county's towns and villages). Ensure that as greenways and open space corridors are identified and created, provisions are made for possible future access points across these areas. This may include, but not be limited to, access for new road alignments, road widening, utilities, and other similar services.

Page F95 - The trails and Bicycle Facilities Plan shows the trail system extending along Antelope Creek in this area.

Page F103 - Pioneers Blvd is shown as a principal arterial at this location. A principal arterial can provide direct access to adjacent land, but their primary functional responsibility is moving traffic within the transportation system.

Page F105 - Pioneers Blvd is shown to be constructed as a four-lane plus center turn-lane roadway.

Page F110 - Pioneers Blvd is included on the list of proposed street improvement projects for the 25 year programming period.

UTILITIES:

Sanitary Sewer - The project will be served by connecting to the existing sanitary sewer line in the Antelope Creek drainage.

Water - Water is available to the project, and will be provided by connecting to existing mains in both South 76th Street at the north boundary of the plat and in Pioneers Blvd.

Electricity, Cable TV, Phone - Additional utility easements are required to accommodate these utilities, but with that being done these services can be provided to all lots within the development.

TOPOGRAPHY: Antelope Creek flows through the west portion of this site. The site generally falls from east to west down towards the creek.

TRAFFIC ANALYSIS: Pioneers Blvd is designated as a minor arterial street. An additional 10' of right-of-way is shown being dedicated with this project to accommodate the street. While the improvement of Pioneers Blvd is shown as a proposed street improvement project in the 25 year programming period in the Comprehensive Plan, funding for the project is not included in the City's Capital Improvement Program. A portion of South 76th Street is considered a collector street by Public Works and Utilities, and all other streets are local.

PUBLIC SERVICE: Holmes Lake Park and the Dog Run are located northwest of the proposed development. The nearest fire station is located at South 84th and South Streets. Maxey Elementary School is located south of Pioneers Blvd.

ENVIRONMENTAL CONCERNS: Protect Holmes Park and Lake and Antelope Commons wetland complex from construction debris and siltation.

ANALYSIS:

1. At the October 26, 2005 Planning Commission hearing this request was delayed at the applicant's request. Staff opposed the waivers to allow the creation of lot with non-abutting utility service, and the applicant worked with staff to develop an alternate configuration. The delay allowed for a waiver to permit a double-frontage lot to be included as part of the application and to be included in the legal notice. The revised plat shows a reconfigured Lot 1, Block 1 with frontage onto both South 76th Street and South 77th Circle.
2. This request is for a preliminary plat for a 68-lot residential subdivision. The land is zoned R-3, and there is no community unit plan or change of zone for a planned unit development associated with it.

3. The Antelope Creek channel extends along the west boundary of the preliminary plat. The 100-year floodplain is delineated on the plat, along with a Holmes Lake overflow easement granted to the U.S. Army Corps of Engineers. Any impacts to the wetlands must be mitigated through the Corps, and the development on Lots 11-13, Block 2, Lots 6-8, Block 3 and Outlot A is limited by the provisions of that easement. A note on the preliminary plat prohibits both habitable and non-habitable structures within the easement. Public Works/Watershed Management notes that either those lots should be moved out of the flowage easement, or a written statement must be obtained from the Corps of Engineers stating that lots inside the easement are allowable.
4. The Bike Trail system is shown extending through this site, and an approximate location is shown on the plat. The ultimate design of the trail includes a grade-separated crossing under Pioneers Blvd to be built with the street improvement project. The Parks and Recreation Department has the funding in place to construct the trail, and it will likely be built in advance of the street project. If built in advance of the street project, the crossing of Pioneers Blvd will be moved to the east a few hundred feet to provide better sight-distance because the temporary crossing will be at-grade. As a result, the plat must accommodate both a potentially temporary route which extends along the north side of Pioneers Blvd and an at-grade crossing, as well as the planned grade-separated crossing under Pioneers Blvd. The developer is in discussions with the Parks and Recreation and Urban Development Departments and has verbally agreed to provide an easement for the bike trail.
5. A connection to the trail from within the development must be shown. The preferred location is in Outlot A between Blocks 3 and 4.
6. The preliminary plat meets the requirements of the Lincoln Municipal Code (LMC) and the City of Lincoln Design Standards, with the following exceptions which the applicant is requesting to be waived:
 - A. **To allow sanitary sewer to flow opposite street grades.** The applicant states this waiver will allow storm water to be better diverted to detention facilities. Public Works recommends approval of this waiver provided the maximum and minimum sewer depths are not exceeded.
 - B. **Waive street tress along Pioneers Blvd.** The applicant is requesting that existing trees be allowed to count towards the requirement for streettress along Pioneers Blvd. Staff is recommending conditional approval of the waiver pending a site inspection by the Parks and Recreation Department. The landscape plan must be revised to the satisfaction of the Parks and Recreation

Department, with the understanding that none of the existing trees may be suitable to be counted towards the tree requirement.

C&D. Create Lot 1, Block 1 without abutting sanitary sewer and water service.

The revised plat eliminates the need for these waivers.

- E. To allow lot lines which are not perpendicular to the street.** The lot lines on those lots at the east ends of the cul-de-sacs are not perpendicular to the street, but allow for a more logical lot layout. This waiver is typical when cul-de-sacs are involved, and is appropriate in the case.
- F. To allow a double frontage lot.** The solution to providing abutting utility service to Lot 1, Block 1, was to create a flag that fronts onto North 76 Street at the northwest corner of the lot. It eliminates the need for waivers to create a lot that does not abut water or sewer, but creates a lot with frontage onto two public streets. The double-frontage condition is not as severe as when a lot fronts onto a street for the full extent of what would normally be both the front and rear lot lines, and it is not a concern in this case.
7. Portions of the required rights-of-way for South 76th Street and South 77th Circle are shown beyond the boundary of the plat. Half-streets are not permitted, and the full-width streets and the required rights-of-way must be dedicated at the time of final plat.
8. Public Works considers South 76th Street a collector, and requires that it either be built with a 28' wide pavement width with parking limited to one side, or it must be 36' wide with parking on both sides.
9. Deficiencies in the grading and drainage plans are noted by Public Works Engineering Services and Watershed Management. The plans must be revised to the satisfaction of Public Works and Utilities.
10. The minimum opening elevations on Sheet 4 of 7 do not accurately reflect the information shown on the grading plan, and actually establish minimum opening elevations below the Holmes Lake flowage easement elevation of 1,266.5'. The minimum opening elevations must be revised to reflect the grading plan.
11. The following corrections/additions to the "General Notes" must be made:
- #3. Direct vehicular access to Pioneers Blvd is relinquished except at South 76th Street.
- #8. Lot dimensions shown are approximate and may vary at the time of final plat.

- #26. Trail location is approximate and may vary. Actual location to be determined by and to the satisfaction of the Public Works and Parks Departments.
 - #27. Half-width streets are not allowed. Full-width streets will be required at the time of final plat.
 - #28. Any disturbance of wetlands must be mitigated through the U.S. Army Corps of Engineers.
12. The Subdivision Ordinance allows that if the City Staff finds the waivers are justified and acceptable the Planning Commission has the authority to grant waivers

CONDITIONS OF APPROVAL:

Site Specific:

- 1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval. (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Revise the General Notes as follows:
 - #3. Direct vehicular access to Pioneers Blvd is relinquished except at South 76th Street.
 - #8. Lot dimensions shown are approximate and may vary at the time of final plat.
 - #26. Trail location is approximate and may vary. Actual location to be determined by and to the satisfaction of the Public Works and Parks Departments.
 - #27. Half-width streets are not allowed. Full-width streets will be required at the time of final plat.
 - #28. Any disturbance of wetlands must be mitigated through the U.S. Army Corps of Engineers.
 - 1.1.2 Show a 5' wide sidewalk connection in a pedestrian easement from the internal sidewalk system to the bike trail.

- 1.1.3 The landscape plan revised to the satisfaction of the Parks and Recreation Department.
- 1.1.4 Show South 76th Street with 28' wide pavement.
- 1.1.5 A revised grading and drainage plan to the satisfaction of the Public Works and Utilities Department.
- 1.1.6 Revised minimum opening elevations which reflect the grading and drainage plan.
- 1.1.7 Show all lots outside the flowage easement granted to the U.S. Army Corps of Engineers or provide written verification from the Corps stating that the proposed layout with lots inside the easement is allowable.

General:

2. Final Plats will be approved by the Planning Director after:

- 2.1 The sidewalks, streets, drainage facilities, street lighting, street trees, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.

- 2.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

to complete the street paving shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of sidewalks along both sides of all streets and along the north side of Pioneers Blvd as shown on the final plat within four (4) years following the approval of the final plat.

to complete the sidewalk in the pedestrian easement at the same time as either Crystal Court or Diamond Court are paved.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed private drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainage way improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees within this plat within four (4) years following the approval of the final plat.

the requirement of Lincoln Municipal Code Section 26.27.090 that street trees be planted along both sides of all streets and private roadways which abut the subdivision and on the side of the streets and private roadways which abut the subdivision is hereby waived along the north side of Pioneers Blvd provided that Owner agrees:

1. To continuously and regularly maintain the existing trees located in the front yard of said lots;
2. To replace the trees located in the front yard of said lots with a street tree as specified by the Parks and Recreation Department in the event such trees die and/or are removed.
3. To inform potential lot buyers of the foregoing obligations prior to closing on the sale of such lots; and
4. To incorporate the foregoing obligations in permanent covenants and deed restriction in the deed to such lots.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to complete the public and private improvements shown on the preliminary plat.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

to perpetually maintain the sidewalk in the pedestrian way easement on Outlot A at their own cost and expense.

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to submit to the lot buyers and home builders a copy of the soil analysis.

to protect the trees that are indicated to remain during construction and development.

to relinquish the right of direct vehicular access to Pioneers Blvd except at South 76th Street.

to pay all design, engineering, labor, material, inspection, and other improvement costs.

4. The waiver to the design standards to permit the sanitary sewer to flow opposite the street grades, street trees along Pioneers Blvd, lotlines not perpendicular to the street, and double-frontage lot are hereby approved.

Prepared by:

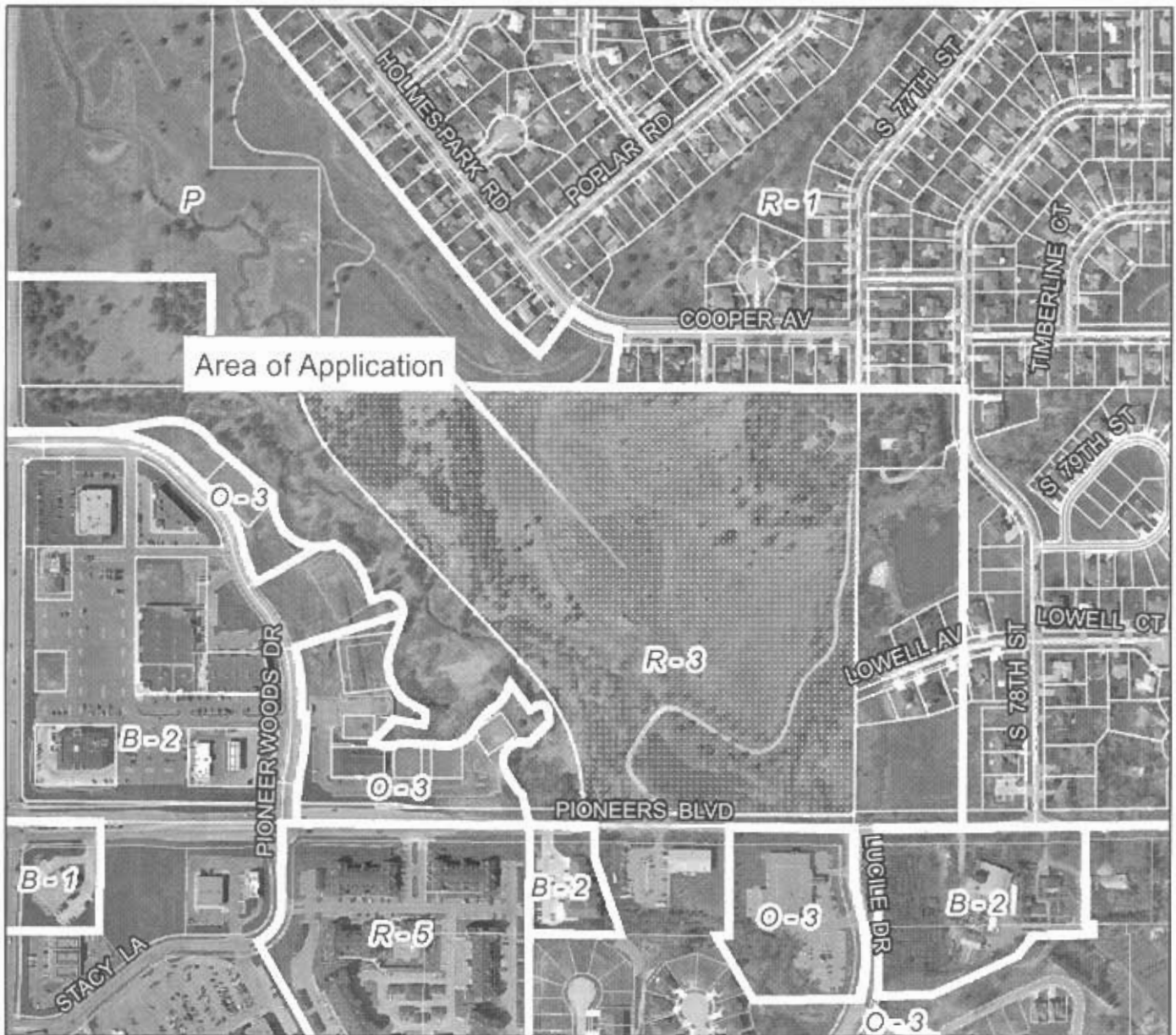
Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
October 28, 2005

**APPLICANT/
OWNER:**

Don Hamann
7600 Pioneers Blvd
Lincoln, NE 68506
402.476.8561

CONTACT:

JD Burt
Design Associates
1609 N Street
Lincoln, NE 68508
402.474.3000



Preliminary Plat #05014
Hamann Meadows
S 76th St & Pioneers Blvd

2005 aerial

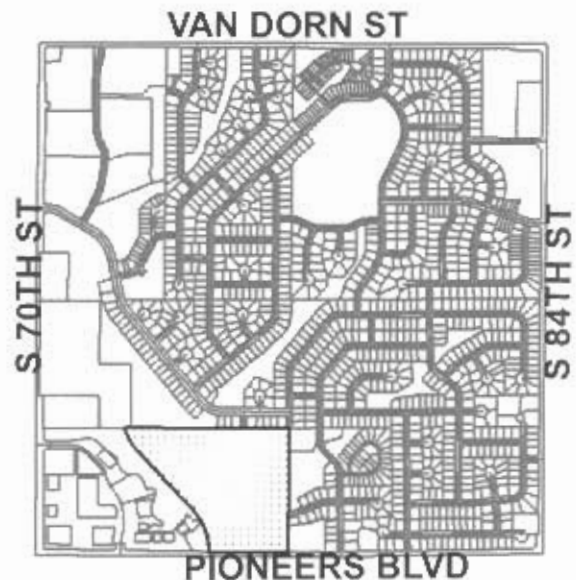
Zoning:

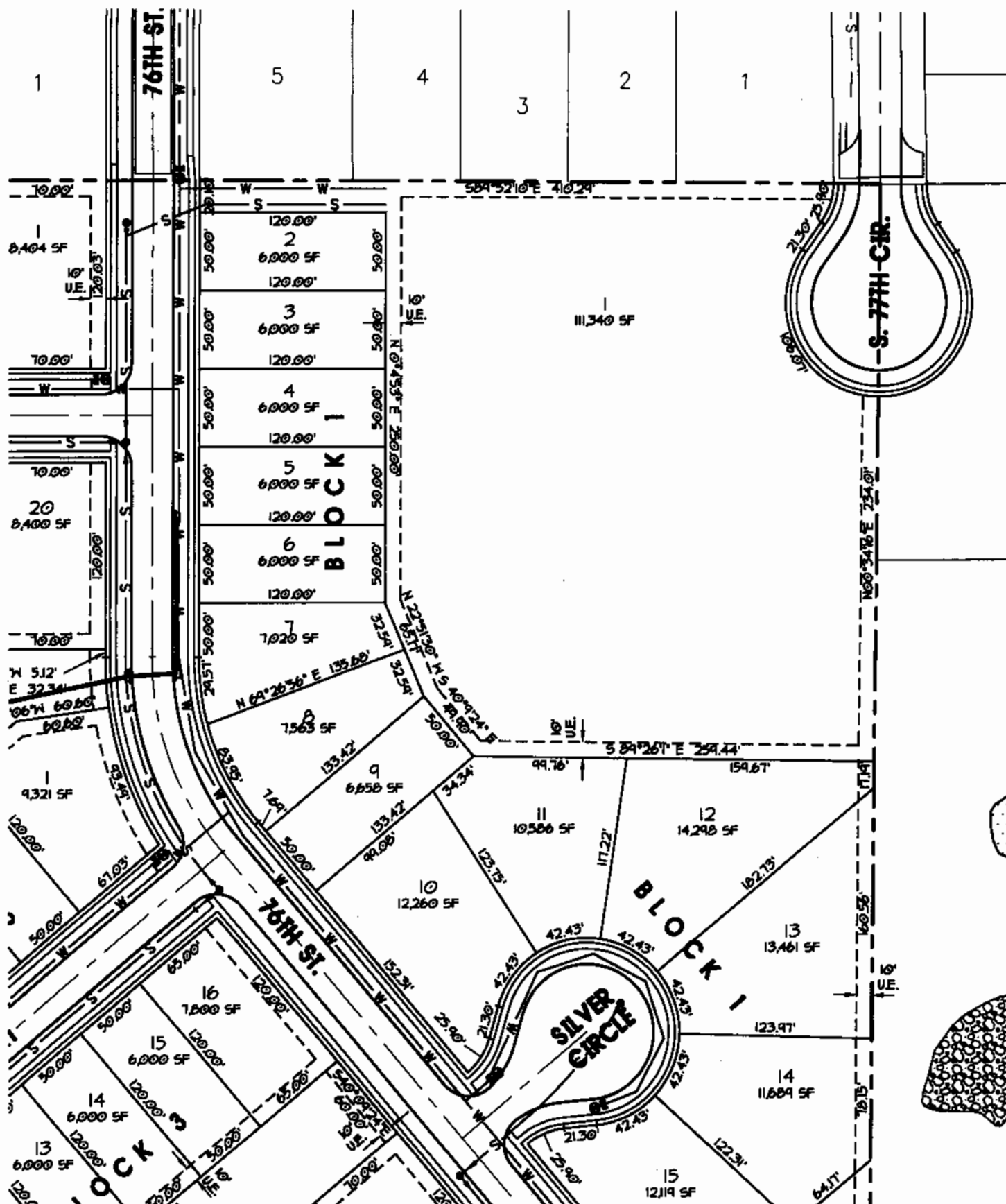
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-7	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 3 T09N R07E



Zoning Jurisdiction Lines
 City Limit Jurisdiction





DESIGN ASSOCIATES OF LINCOLN, INC

PERSHING SQUARE
1809 "N" STREET
LINCOLN NEBRASKA 68508
voice: 402/474-3000
fax: 402/474-4045
desasoc@nebraska.com



LOT 50 I.T.

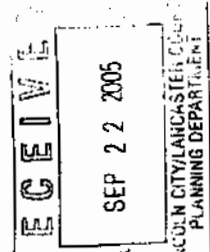
SCALE: 1" = 80'

23 AUG 2005

GENERAL NOTES

1. ALL CONTOUR LINES, GROUND, FLOOD PLAIN AND MINIMUM OPENING ELEVATIONS SHOWN ARE BASED ON NAVD '88.
2. ALL CURVILINEAR DIMENSIONS SHOWN ARE CHORD LENGTHS UNLESS NOTED.
3. DIRECT VEHICULAR ACCESS TO PIONEERS BOULEVARD SHALL BE LIMITED TO THE INTERSECTION OF SOUTH 76TH STREET.
4. PAVING RADII SHALL BE 20 FEET AT INTERIOR INTERSECTIONS.
5. INTERSECTION ANGLES SHALL BE 90 DEGREES UNLESS OTHERWISE NOTED.
6. INTERIOR STREETS SHALL BE DEDICATED AS PUBLIC AND CONSTRUCTED IN COMPLIANCE WITH STREET DESIGN STANDARDS.
7. SANITARY AND WATER MAINS SHALL BE PUBLIC AND CONSTRUCTED WITH 8 INCH AND 6 INCH, RESPECTIVELY.
8. LOT DIMENSIONS SHOWN ARE APPROXIMATE AND MAY VARY.
9. SIDEWALKS SHALL BE BUILT FOUR FEET WIDE ALONG BOTH SIDES OF ALL INTERIOR STREETS.
10. THE DEVELOPER AGREES TO COMPLY WITH DESIGN STANDARDS FOR STORM WATER DETENTION.
11. ORNAMENTAL LIGHTING TO BE INSTALLED IN COMPLIANCE WITH DESIGN STANDARDS.
12. THE DEVELOPER AGREES TO COMPLY WITH THE DESIGN STANDARDS FOR EROSION CONTROL AND SEDIMENTATION DURING AND AFTER LAND PREPARATION.
13. EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, LINCOLN ELECTRIC SYSTEM, ALL TEL, TIME WARNER ENTERTAINMENT - ADVANCE/NEWHOUSE, AGUILA, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, PIPES, AND EQUIPMENT FOR DISTRIBUTION OF ELECTRICITY, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER, AND STORM SEWER DRAINAGE, AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT. THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES SHALL BE PROHIBITED.
14. ALL DEVELOPMENT WITHIN THE LIMITS OF THE FLOOD PLAIN SHALL BE SUBJECT TO APPROVAL OF FLOOD PLAIN DEVELOPMENT PERMITS.
15. CONSTRUCTION OF HABITABLE AND NON-HABITABLE STRUCTURES SHALL BE PROHIBITED WITHIN THE LIMITS OF THE OVERFLOW EASEMENT GRANTED TO THE UNITED STATES OF AMERICA DESCRIBED AS PROPERTY LYING BELOW ELEVATION 1266 MEAN SEA LEVEL (1266.5 NAVD 88). SPECIFICALLY IN LOTS 11, 12 AND 13, BLOCK 2; LOTS 6, 7 AND 8, BLOCK 3; AND OUTLOT "A".
16. ALL BUILDINGS ADJACENT TO THE 100-YEAR FLOOD PLAIN SHALL BE A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION SET BY FEMA. MINIMUM OPENING ELEVATIONS ARE AS FOLLOWS:

LOT, BLOCK	ELEVATION
LOT 10, BLOCK 2	1259.5
LOT 11, BLOCK 2	1259.5
LOT 12, BLOCK 2	1259.5
LOT 13, BLOCK 2	1259.5
LOT 7, BLOCK 3	1263.1
LOT 8, BLOCK 3	1263.6
LOT 9, BLOCK 3	1264.0
LOT 10, BLOCK 3	1264.4
18. TREE MASSES WITHIN THE SITE ARE DECIDUOUS AND CONIFEROUS. THE DEVELOPER AND/OR ASSIGNS RESERVE THE RIGHT TO REMOVE AND/OR RELOCATE TREES WITHIN THE LIMITS OF THE PLAT. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED.
19. PERMIT APPROVAL IS REQUIRED FOR IMPACTS TO WETLANDS.
20. LOT AREAS, SETBACKS AND MAXIMUM BUILDING HEIGHTS SHALL CONFORM TO R-3 ZONING DISTRICT.
21. SINGLE FAMILY DWELLINGS MAY BE CONSTRUCTED AS "DETACHED" OR "ATTACHED" ON SINGLE LOTS. SINGLE FAMILY DWELLINGS MAY BE CONSTRUCTED ON PAIRS OF LOTS.
22. TWO FAMILY DWELLINGS MAY BE CONSTRUCTION ON SINGLE LOTS OR PAIRS OF LOTS IN COMPLIANCE WITH THE R-3 ZONING DISTRICT.
23. "ATTACHED SINGLE FAMILY" LOTS SHALL HAVE A ZERO SETBACK ALONG THE COMMON WALL/PROPERTY LINE, AND 5-FOOT SIDE YARD SETBACK OPPOSITE THE COMMON WALL/PROPERTY LINE. THESE SETBACKS SHALL REGULATE STRUCTURAL WALLS ONLY AND SHALL NOT RESTRICT OVERHANGS, PATIOS, DECKS, DOOR SWINGS OR WINDOW SWINGS FROM ENCRDACHING INTO THE SETBACKS.
24. OUTLOT "A" SHALL BE RESERVED FOR OPEN SPACE, DRAINAGE, STORM WATER DETENTION AND USE BY ASSOCIATION MEMBERS AND THEIR INVITEES.
25. THE DEVELOPER OR HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF OUTLOT "A", INCLUDING PONDS, STORM WATER DETENTION AND WETLANDS.



October 26, 2005

Lincoln Lancaster County Planning Commission
555 South 10th Street
Lincoln, Nebraska 68508

RE: Preliminary Plat #05014
Hamann Meadows- 76th and Pioneers Boulevard

Mr. Carlson and Commission Members:

In response to Condition of Approval 1.1.1 that states: "Show sanitary sewer and water service to Lot 1, Block 1 to the satisfaction of Public Works and Utilities unless the subdivider's waiver requests are approved by the City Council", the lot configuration along the east side of 76th Street has been revised to provide frontage for Lot 1, Block 1 along 76th Street of twenty (20) feet to accommodate the sanitary sewer and water needs required by Public Works and Utilities. The changes in lot configuration for Lots 1 through 8, Block 1 will require approval of the following waivers of design standards:

- Creation of a double frontage lot for Lot 1, Block 1 due to its frontage on 76th Street and future 77th Circle; and
- Lot line non-perpendicular to the right-of-way for the common lot line of Lots 7 and 8, Block 1.

It is acknowledged these additional waivers will require advertising prior to public hearing and action by the Planning Commission. We respectfully request the public hearing for Hamann Meadows be continued to allow public hearing and simultaneous action by the Planning Commission on the preliminary plat and all requested waivers.

Sincerely,

JD Burt
For the firm

Attachment: Hamann Meadows revised lot lines Lots 1-8, Block 1

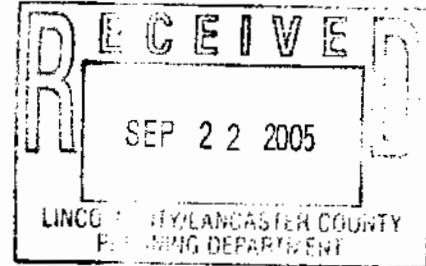
CC: Don Hamann
Brian Will, Planning Department
Chad Blahak, Public Works

**Design
Associates** of Lincoln, Inc.

Pershing Square
1609 'N' Street
Lincoln, NE 68508
Phone: (402) 474-3000 • Fax: (402) 474-4045

September 19, 2005

Marvin Krout
Lincoln/Lancaster County Planning Department
555 South 10th Street
Lincoln, Nebraska 68508



RE: Preliminary Plat
Hamann Meadows
76th and Pioneers Boulevard

Mr. Krout:

On behalf of Don Hamann, owner and developer of the Hamann Meadows, please accept this correspondence as supplemental information to the attached City Zoning Application. This application requests a approval of a preliminary plat located along the north side of Pioneers Boulevard east of Antelope Creek. The property is legally described as Lot 50 I.T., SW Section 3, T9N, R7E, Lincoln, Lancaster County.

The proposed development plan for this 36 acre property includes extension of 76th Street south from Cooper Avenue to Pioneers Boulevard. The intersection of 76th Street will be aligned with Lucile Drive located south of Pioneers Boulevard. The interior street design includes construction of three (3) cul-de-sacs extending west from 76th Street, one (1) cul-de-sac to the east and termination of 77th Street south of Cooper Avenue. A total of 68 lots are proposed, including the owner's residence. All new lots are designed in compliance with the property's existing R-3 zoning to accommodate construction of single-family residences as either 'attached' or 'detached' buildings. The land uses and layout proposed are compatible with existing land uses adjacent to the north and east limits of the site.

Site development will include construction of public streets and utilities and storm water detention. A waiver is requested to allow portions of the proposed sanitary sewer to drain opposite of the adjacent street. Approval of the waiver will allow street grades that will better accommodate storm water run-off and detention. An easement is shown between Lot 1, Block 1 and 76th Street to allow public sanitary sewer and water to be extended to the Hamann residence. Storm water detention is proposed in a detention cell between Hamann Place and Crystal Court and in the existing pond located south of Diamond Court. The detention cell and pond will be private. Consideration has also been given to the existing trees located along the perimeter of the Hamann residence and adjacent to the neighbors to the north to maintain screening for the existing residences. Grading has been designed to minimize loss of perimeter trees.

The westerly portion of the property is located within the limits of the Antelope Creek 100-year flood plain. All lots and grading are located outside of the identified flood plain. An easement dedicated to the United States of America in 1962 is shown on the plat. This easement prohibits construction of habitable structures lying below contour elevation 1266 Mean Sea Level (1266.5 NAVD 88). The surveyed limits of this easement are shown on the plat. A general note is included on the plat that states: "Construction of habitable and non-habitable structures shall be prohibited within the limits of the overflow easement granted to the United States of America described as property lying below contour elevation 1266 mean sea level (1266.5 NAVD 88); specifically, in Lots 11, 12 and 13, Block 2; Lots 6, 7 and 8, Block 3; and Outlot "A".

Prior to finalization of the submitted preliminary plat, neighbors within 200 feet of the plat boundary were contacted by U.S. Mail to share the proposed development plan and solicit comments. Objections were limited to grading and drainage issues along the north limit west of 76th Street and screening along the north limit east of 76th Street. These neighbors were advised that drainage would not be altered to direct run-off to the north and that grades would be lowered east of 76th Street to lessen any visual impact of the proposed development on the adjacent property to the north. The remaining comments from the neighbors were positive and supportive.

Special care has been taken with the design of this subdivision to avoid land uses and densities that would not be compatible with existing neighbors. Hamann Meadows is proposed with the property's existing zoning and without special permits that will allow lot purchasers an option of attached or detached single and two family residences in Hamann Meadows.

The following waivers are requested:

- Sanitary sewer flow opposite street grades along portions of 76th Street to allow storm water to be diverted to the two detention/retention cells;
- Street trees along Pioneers Boulevard to allow the existing trees to remain;
- Non-abutting water and sanitary sewer to serve Lot 1, Block 1, to serve the existing residence; and
- Lot lines not perpendicular to the right-of-way at various locations on the cul-de-sacs to provide better lot consistency in the cul-de-sacs.

Thank you in advance for your favorable consideration. Please advise if additional information is desired.

Best regards,



J.D. Burt
For the firm

Attachments: Hamann Meadows Preliminary Plat
 Preliminary plat exhibit
 Certificate of Ownership
 Letter and concept plan to neighbors

cc w/ attachments: Don Hamann



Design Associates
of Lincoln, Inc.

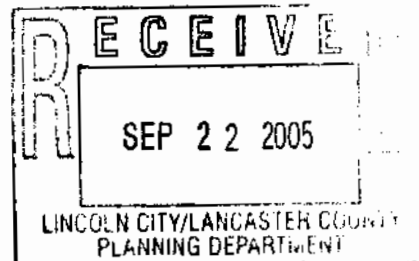
PERSHING SQUARE
1609 N STREET
LINCOLN, NEBRASKA 68508

PHONE 402.474.3000
FAX 402.474.4045
EMAIL desassoc@inebraska.com

July 7, 2005

RE: Hamann Residential Development

Dear Property Owner:



Our office is working with Don Hamann in the design of a residential development on his property located north of Pioneers Boulevard and east of Antelope Creek. Prior to finalization of the plan and submittal to the city, we wanted to share the plan with you and other neighbors. The plan includes the extension of 76th Street from the present temporary dead end south to Pioneers Boulevard. This new street will intersect Pioneers Boulevard inline with Lucile Drive to create a four-way intersection.

The Hamann development includes 66 lots located along 76th Street and on four proposed cul-de-sacs. Three cul-de-sacs extend west from 76th Street while the fourth cul-de-sac is located east of 76th Street. These single-family lots are proposed with a layout conducive for townhouses or patio homes with common areas separating the westerly cul-de-sacs. This common area is reserved for storm water detention and use by homeowners in this development. Development has been limited to the easterly portion of the Hamann property due to the proximity of Antelope Creek and its associated flood plain.

The plan was prepared in conformance with the property's present R-3 zoning and will not require a change of zone; waivers or variances to the subdivision ordinance; or approval of special permits. A copy of the concept plan is attached for your information.

We appreciate your thoughts and look forward to discussing the Hamann development with you at your convenience. Please feel to contact me at 474-3000, by email at: jdburt@inebraska.com or by U.S. Mail.

Thank you for your time.

A handwritten signature in black ink, appearing to read 'J.D. Burt'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

J.D. Burt
for the firm

Attachment: Concept Plan

CC: Don Hamann

September 19, 2005

Hamann Meadows
Preliminary Plat
76th and Pioneers Boulevard

Additional Submittal Information.

Requested Waivers:

1. **Design Standards for Land Subdivision Regulations Chapter 2.00.3.6: Depth**
A waiver is requested to allow sanitary flows opposite of street grades to better divert storm water to existing and proposed detention/retention facilities.
2. **Design Standards for Land Subdivision Regulations Chapter 3.95: Street Trees**
A waiver to required streets is requested to allow existing trees planted by the owner to remain rather than replaced with new trees along Pioneers Boulevard.
3. **Design Standards for Land Subdivision Regulations Chapter 2.00.2.3: Tapping Restrictions**
Non-abutting sewer service for the existing residence located in Lot 1, Block 1 to allow removal of the existing septic system that now serves the property.
4. **Design Standards for Land Subdivision Regulations Chapter 2.10.2. Tapping Restrictions:**
Non-abutting water service for the existing residence located in Lot 1, Block 1 to provide municipal water service to the existing residence.
5. **Subdivision Ordinance Chapter 26.23.140: Lot**
To allow non-perpendicular lot lines in the easterly portion of the cul-de-sacs to provide a better lot consistency.

Flood Plain:

The westerly portion of Hamann Meadows is located within the 100-year flood plain for Antelope Creek. Development, including all grading, is located outside of the identified flood plain.

Snyder & Stock

Attorneys at Law

1115 K Street, Suite 104

Lincoln, Nebraska 68508

Jerry L. Snyder

Darrell K. Stock, P.C., L.L.O.

Fax (402) 476-6756

Phone (402) 476-3345

September 12, 2005

Planning Department
City of Lincoln
555 South 10th Street
Lincoln, NE 68508


Re: Lot 50 in the Southwest Quarter of Section 3, Township 9 North, Range 7 East
of the 6th P.M., Lancaster County, Nebraska

Certificate of Ownership

To Whom It May Concern:

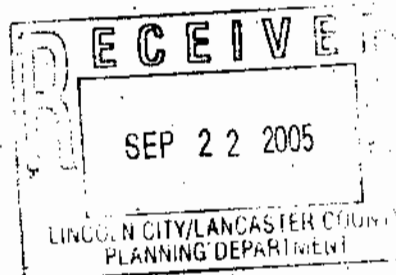
With regard to the above-referenced property, we find that the title is in Donald D. Hamann, Trustee of the Phoebe B. Hamann, QTIP Trust established by Article IX of the Phoebe B. Hamann Revocable Trust Agreement dated December 7, 1994. There are no liens or encumbrances of record on the property except a sanitary sewer easement to the City of Lincoln.

Sincerely,



Darrell K. Stock
Attorney at Law

DKS/dm





CITY OF LINCOLN
NEBRASKA

MAYOR COLEEN J. SENG
www.ci.lincoln.ne.us

**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

Memorandum

Date: 10/11/2005

To: Tom Cajka

From: Devin Biesecker

Subject: Hamann Meadows

cc: Ben Higgins, Chad Blahak

Below are Watershed Management's comments for the Hamann Meadows preliminary plat.

1. All lots should be shown outside the Army Corps of Engineers overflow easement for Holmes Lake or a written statement must be obtained from the Corps of Engineers stating that lots inside the easement are allowable.
2. A drainage swale should be shown in the grading plan between Hamann Place and Crystal Court. Also calculations must be submitted showing that structures are above 100 year flows for this location.
3. The small tributary that drains under 76th street may have a defined bed and bank. If a defined bed and bank are present a Minimum Flood Corridor easement must be designated along this tributary and grading or lots must not impact the Minimum Flood Corridor.
4. Detailed Time of Concentration calculations must be submitted showing why the Developed Conditions (Flow-By) time of concentration is greater than what is shown for existing conditions.
5. A minimum 2% lateral and longitudinal slope must be shown on the north detention cell.
6. Any impacts to wetlands on this site must be approved or mitigated through the Army Corps of Engineers.

M e m o r a n d u m

To: Brian Will, Planning Department
From: Chad Blahak, Public Works and Utilities
Dennis Bartels Public Works and Utilities
Subject: Hamann Meadows Preliminary Plat #05014
Date: October 11, 2005
cc: Randy Hoskins

Engineering Services has reviewed the submitted plans for the Hamann Meadows Preliminary Plat, located north of Pioneers Boulevard at approximately South 76th Street, and has the following comments:

Sanitary Sewer - The following comments need to be addressed.

(1.1) Public Works does not approve the requested waiver of design standards for a non-abutting sewer service. Service for Lot 1 needs to be taken from South 77th Circle or the lot layout needs to be revised to show Lot 1 having frontage on 76th Street.

(1.2) Public Works approves the requested waiver of design standards to construct sanitary sewer opposite street grades provided that the maximum or minimum depths are not exceeded.

(1.3) The required water main and sanitary sewer need to be shown in South 77th Circle.

Water Main - The following comments need to be addressed.

(2.1) Public Works does not approve the requested waiver of design standards for a non-abutting water service. Service for Lot 1 needs to be taken from South 77th Circle or the lot layout needs to be revised to show Lot 1 having frontage on 76th Street.

(2.2) The required water main and sanitary sewer need to be shown in South 77th Circle.

Grading/Drainage - The following comments need to be addressed.

(3.1) The time of concentration (TOC) values for the proposed conditions are shown to be greater than that of the existing conditions. This is usually not the case.

Details of how the TOCs have been calculated need to be provided for review. If it is determined that the TOCs are not accurate, the proposed detention cells and grading plan may require revisions.

(3.2) The proposed contours do not match some of the proposed drainage sub areas. Either the contours need to be revised to match the sub area boundaries or the sub area boundaries and associated drainage calculations need to be revised accordingly.

(3.3) The proposed grading contours indicate unsatisfactory lot drainage in numerous locations. Lots located on the south side of Crystal Court and Diamond Court and lots on the north side of Hamann Place are shown to drain from the rear lot line towards the front of the lot to the base of the walkout slope and the across the lots along the base of the walkouts. This will likely cause drainage problems when the lots are constructed on. The grading should be revised to drainage each lot to the rear of the lots with sufficient slope.

(3.4) The lot layout needs to be revised to remove all lots from within the Holmes Lake overflow easement. Also, it appears that there is a discrepancy between the existing contours shown and the easement.

(3.5) The proposed grading needs to be revised to show the required overflow swale along the lot lines at the low points at the ends of the cul-de-sacs.

Streets/Paving - The following comments need to be addressed.

(4.1) South 76th Street is aligned with Lucile Drive on the south side of Pioneers. Since this intersection will be considered for traffic signalization and South 76th will be a primary route to exit south from this proposed development and portions of the Fox Hollow development to the north, it will be considered a collector street.

The proposed plans show South 76th with 27' wide paving after Lowell Avenue. This width is unsatisfactory for a collector with parking on either side of street. The street section needs to be revised to show either 28' wide paving with parking allowed on one side only or 36' wide paving with parking allowed on both sides.

(4.2) Additional information needs to be provided for the intersection of South 76th / Lucile Drive and Pioneers Boulevard showing that the left turn lanes are aligned to the satisfaction of Public Works.

(4.3) Temporary turn lanes need to be provided in Pioneers Boulevard at South

76th Street. The temporary improvements are the developer's responsibility.

(4.4) A connection should be shown from the internal sidewalk to the proposed bike trail along Antelope Creek. The connection can be made either from South 76th within the proposed open spaces or from the ends of the cul-de-sacs between lot lines. Connections from the cul-de-sacs offer more direct routes. However, connections through the open spaces would appear more public and would likely be constructed on flatter grades.

(4.5) The current Comprehensive Plan shows Pioneers Boulevard as having 100' right-of-way in this location. The 10' right-of-way dedication is in conformance with the Comp Plan.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

PP05014 tdq

INTER-DEPARTMENT COMMUNICATION



DATE September 28, 2005
TO: Brian Will, City Planning
FROM: Sharon Theobald (Ext. 7640) *Sh*
SUBJECT: DEDICATED EASEMENTS
DN #41S-76E

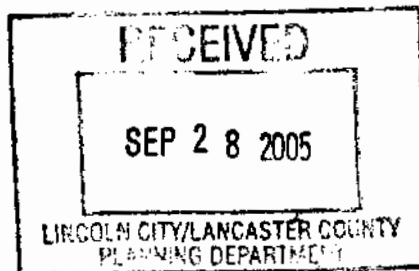
PP #05014

Attached is the Preliminary Plat for Hamann Meadows.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map. Also, please change the 10' utility easement along Pioneers Blvd. to a 15' easement.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.



ST/nh
Attachment
c: Terry Wiebke
Easement File



Status of Review: Approved

Reviewed By

ANY

Comments:

Status of Review: Denied

09/28/2005 7:10:20 AM

Reviewed By 911

ANY

Comments: Recommend denial based on the similarity btwn existing Hanneman Dr located approx SW 8th & W A St and recommended Hamann Pl.

Status of Review: Approved

Reviewed By Alltel

ANY

Comments:

